



**\$1,095,000.00**

## **141 VENICE WY, HUNTSVILLE, TX 77320, USA**

<https://test.houston-re.com>



Gorgeous waterfront property located in a quiet, wooded neighborhood. High ceilings and floor to ceiling windows, all rooms have an unobstructed view of the lake. Main level is beautifully laid out w/open sight lines throughout the common areas. Beautiful hardwood floors throughout main level and a warm and welcoming stone fireplace add to the quality [...]

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### **Rooms & Units Description**



**Property title:** 141 Venice Huntsville Texas 77320

**Room Description:** Breakfast Room,Family Room,Kitchen/Dining Combo,Living Area - 1st Floor,Living Area - 2nd Floor,Living/Dining Combo,Sun Room,Utility Room in House,Wine Room

**Bed Room Description:** En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 49

**HOA Mandatory:** 1

**Vac Rental:** Not Allowed

**Room Count:** 5

**Beds Max:** 4

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Shower Only

**Subdivision Lake Access YN:** 1

**Original List Price:** 1175000.00

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## Property Details

**Parcel Number:** 93447

**Style:** Traditional

**Price Sq Ft List:** 241.72

**Acres Description:** 1/2 Up to 1 Acre

**Stories:** 2

**Ownership:** Full Ownership

**Lot Description:** Cleared,Subdivision Lot,Water View,Waterfront

**List Type:** Exclusive Right to Sell/Lease

**Acres:** 0.6944

**Dwelling Type:** Free Standing

**Floors:** Tile,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



<b>Exterior:</b> Back Yard,Balcony,Covered Patio/Deck,Exterior Gas Connection,Side Yard,Workshop	<b>Interior:</b> Drapes/Curtains/Window Cover,Elevator Shaft,Formal Entry/Foyer,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Double-Wide Driveway	<b>Garage Desc:</b> Attached Garage,Oversized Garage
<b>No Of Garage Cap:</b> 3	<b>Heat System:</b> Central Electric
<b>Cool System:</b> Central Electric	<b>Fireplace Description:</b> Gaslog Fireplace
<b>Fireplaces Number:</b> 1	<b>Energy:</b> Attic Vents,Ceiling Fans,Energy Star Appliances,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Spray-Foam
<b>Kitchen Desc:</b> Kitchen open to Family Room,Walk-in Pantry	<b>Oven Type:</b> Electric Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Aerobic,Public Water
<b>Microwave:</b> 1	<b>Siding:</b> Cement Board,Stone
<b>Water Amenity:</b> Boat House,Boat Lift,Bulkhead,Lake View,Lakefront, Boat House,Boat Lift,Bulkhead,Lake View,Lakefront	

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## Fees & Taxes

<b>Tax Rate:</b> 1.5516	<b>Tax Amount:</b> 9163
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Grounds
<b>Other Mandatory Fee:</b> TRA bulkhead, boathouse, sprinkler system	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 250	

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## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	<b>Price Change Timestamp:</b> 2023-07-13T08:17:04.627

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## Location Details



**Area:** 64

**School District:** 101 - Coldspring-Oakhurst Consolidated

**School Elementary:** JAMES STREET ELEMENTARY SCHOOL

**School High:** COLDSRING-OAKHURST HIGH SCHOOL

**Geo Market Area:** Lake Livingston Area

**Zip:** 77320

**County Or Parish:** San Jacinto

**Directions:** From FM 980 turn onto Emerald Way and follow to "T", turn left and go to Venice Way on the right. Home will be on the left.

**School Middle:** LINCOLN JUNIOR HIGH SCHOOL

**Subdivision:** Emerald Estates

**State:** Texas

**City:** Huntsville

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Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer Connections,Washer Connections

**Exemptions:** Homestead,,,,Senior,

**Range Type:** Electric Cooktop

**DOM:** 60

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash Sale,Conventional,VA

**Legal:** EMERALD ESTATES, LOT 43, ACRES .6944

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Courtesy of

**List Office Name:** Lake Homes Realty, LLC

